

In the Claims

Claims 1-97. (Cancelled).

Claim 98. (Currently Amended) A collaborative real estate management system with features for exchanging information among tenants, staff and a building manager, and task management relating to the operation of a building, said exchange of information being limited to said tenants, staff, and building manager of said building, comprising:

data input and output devices accessible to the tenants, staff, and the building manager;

a computer system connecting said data input and output devices;

said computer system including one or more processors networked together and programmed to process data relating to management of said building;

said processor being further programmed to receive a communication relating to management of said building from at least one of said tenants, staff and building manager, said communication including data indicating a target recipient among another of said tenants, staff and building manager;

said computer system being further programmed to output said communication to said target recipient,

wherein said computer system enables interaction by said tenants with said staff and building manager through said system.

Claim 99. (Previously Presented) The system of claim 98 wherein said computer system includes a database for record keeping or task tracking.

Claim 100. (Previously Presented) The system of claim 99 wherein said database includes a library of documents relating to the building which documents are accessible for viewing, storing, and editing by said tenants, staff, and building manager.

Claim 101. (Currently Amended) The system of claim ~~99~~ 98 wherein said communication comprises information or an instruction from one of said tenants to a member of said staff located at a front desk or front gate of said building.

Claim 102. (Currently Amended) The system of claim ~~99~~ 98 wherein said communication comprises information regarding a service request among said tenants, staff, and building manager.

Claim 103. (Currently Amended) The system of claim ~~99~~ 98 wherein said communication comprises package delivery and pickup information from said staff to said tenants or building manager.

Claim 104. (Currently Amended) The system of claim ~~99~~ 98 wherein said communication comprises one or more survey questions from a member of said staff or

said building manager to one of said tenants, or a response to said survey questions from one of said tenants to a member of said staff or to said building manager.

Claim 105. (Currently Amended) The system of claim ~~99~~ 98 wherein said communication comprises information posted by one of said tenants for viewing by other tenants of the building.

Claim 106. (Previously Presented) The system of claim 99 wherein said database includes addresses and contact information for said tenants, staff, and building manager.

Claim 107. (Previously Presented) The system of claim 99 wherein said database includes information for task tracking.

Claim 108. (Previously Presented) The system of claim 99 wherein said database includes information about scheduled maintenance programs.